

○ FRONT ELEVATION

Project Name: Riverwest Green Homes
Rezoning request: RT4 to PDD
Detailed Plan Development

Applicant: GenCap Riverwest, LLC
Sig Strautmanis
c/o General Capital Group
6938 North Santa Monica Blvd.
Fox Point, WI 53217
414-228-3500

Architect: The Garret Studio
Paul Giesen
3046 North Hackett Avenue
Milwaukee, WI 53211

Civil Engineer: CJ Engineering, Inc.
Chris Jackson
13005 West Bluemound Road
Brookfield, WI 53005

riverwest green homes

Detailed Plan Project Description and Owners Statement of Intent

Riverwest Green Homes is a new urban residential subdivision located on approximately 2.8 acres in the heart of Riverwest, on the block bounded by Concordia Avenue to the north, Weil Street to the east and Bremen Street to the west. The project will include two newly platted City streets: Leopold Place and Leopold Way. These streets will serve 27 units configured on 25 newly platted lots (two of these lots will include duplex homes).

The project is intended to blend seamlessly into the Riverwest neighborhood with narrow lots, elevated yards and an architecture that respectfully echoes the local vernacular vocabulary without literal replication. Building massing, steep roof pitches, porches and trim details are based on traditional forms found in the neighborhood, while each home's interior provides contemporary, functional space to meet the needs of today's diverse lifestyles.

The site is currently zoned RT4, a two-family residential zoning district. We are requesting rezoning to Planned Development District (295-907) to accommodate the site's long term environmental remediation strategy, which requires a portion of the site to remain

open space for several years while natural attenuation takes effect after an intensive clean up effort. The result is a distinctive urban subdivision with 16 single-family homes, two duplexes (four units) and seven "urban cottages," a unique building type modeled on a small footprint, highly efficient building form not yet seen in Milwaukee.

General Capital, in partnership with Johnson Controls, Inc., intends to install the new streets, plat the lots and build the homes themselves. Buyers will be offered several floor plans with a variety of elevation options. We will use a "semi-custom home" delivery method (set floor plans, but many options and upgrades to choose from). Our intention is to obtain approval for the new subdivision as well as a "pattern book" of elevations and floor plans to be used in developing the project.

As a special note of interest, this project will include numerous green building and sustainable development features, including a home specification that will qualify our units for Green Built Home ® certification. In addition, we have registered Riverwest

Green Homes as a LEED for Neighborhood Development (LEED-ND) pilot project. This program is being administered by a partnership between the U.S. Green Building Council (USGBC), the Congress for the New Urbanism (CNU) and the Natural Resources Defense Council (NRDC). This is very unique opportunity for both General Capital and the City of Milwaukee. Enrollment for the pilot program is now closed and only projects currently registered will be able to participate.

The RT4 District

"The purpose of the RT4 district is to promote, preserve and protect neighborhoods intended primarily for 2-family dwellings while also permitting a mixture of single-family dwellings and small multi-family dwellings of 3 or 4 units. This district, much like the RT3 district, allows smaller lots, smaller setbacks and higher lot coverage than the RT1 and RT2 districts. The neighborhoods found in this district were platted and developed, in large part, in the late 1800's and early 1900's. This district allows traditional corner commercial establishments found in urban neighborhoods."

Vicinity Map



Site Context



Civil Engineering

Plat of Survey

Preliminary Plat

Site Plan

Grading Plan

Utility Plan

Summary of Site Statistics

c-1-a. Gross Land Area	121,646 SF	2.793 Ac
c-1-b. Land Covered by Principal Buildings		35,364 SF
c-1-c. Land Covered by Parking and Drives	+/- 15,255 SF	
c-1-d. Land Devoted to Open Space		71,027 SF
Percent Open Space		58%
c-1-e. Proposed Dwelling Unit Density		9.67 du/Ac
c-1-f. Proposed Number of Buildings		25
c-1-g. Dwelling Units per Building	1 for S-F, 2 for Duplex	
c-1-h. Bedrooms per Unit		Min. 2, Max 4
c-1-i. Parking Spaces Provided	2 per S-F, 1 per Duplex Unit, 1 per Cottage Unit	

"S-F" indicates single-family unit



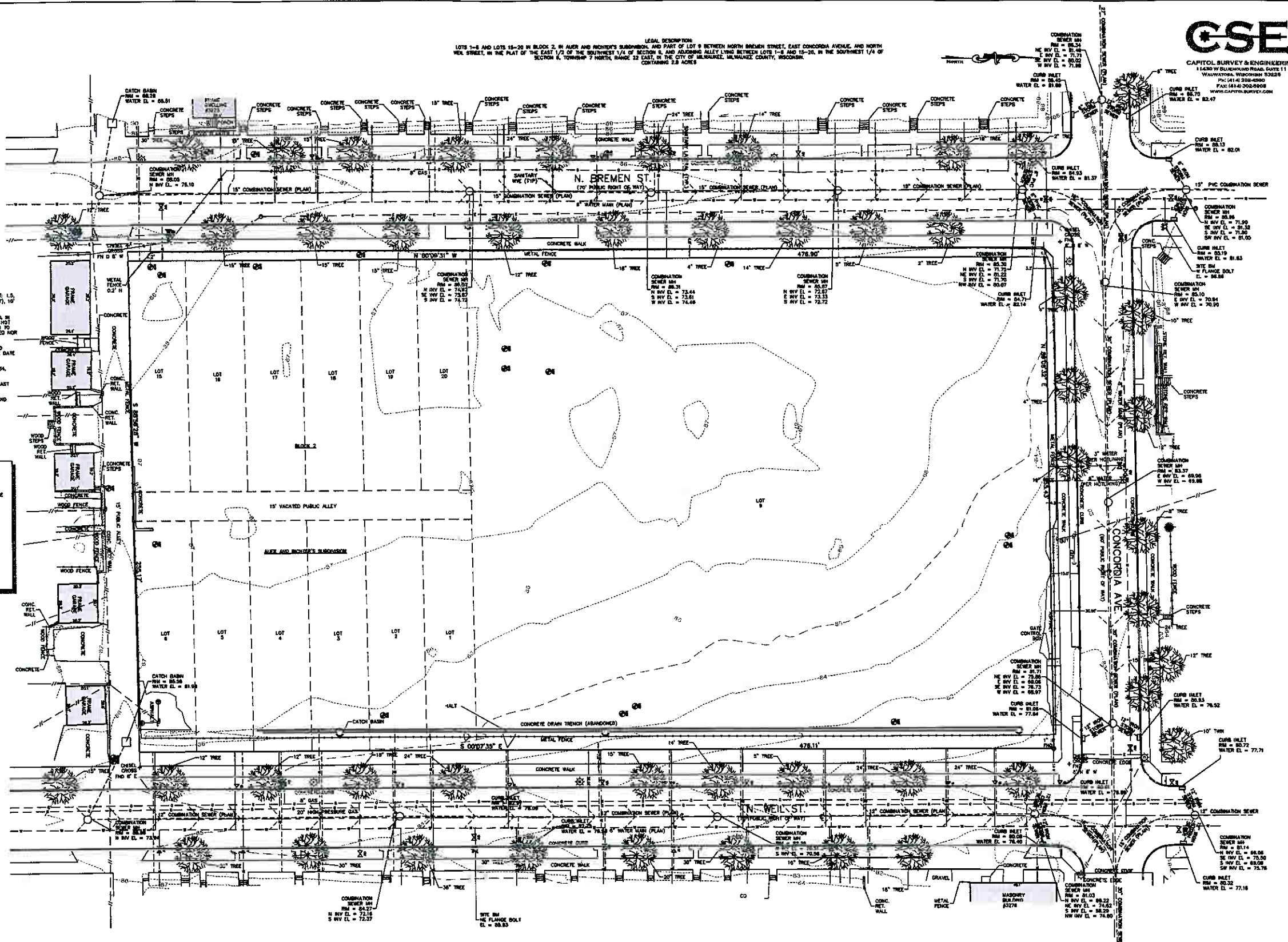
CAPITOL SURVEY & ENGINEERING
 11430 W BLUESHAW ROAD, SUITE 111
 WAUKESHA, WISCONSIN 53086
 PH: (414) 208-4800
 FAX: (414) 208-9900
 WWW.CAPITOLSURVEY.COM

LEGAL DESCRIPTION:
 LOTS 1-8 AND LOTS 18-20 IN BLOCK 2, IN ALER AND RICHTER'S SUBDIVISION, AND PART OF LOT 9 BETWEEN NORTH BREMEN STREET, EAST CONCORDIA AVENUE, AND NORTH WEIL STREET, IN THE PLAT OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, AND ADDING ALLEY LYING BETWEEN LOTS 1-8 AND 18-20, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.
 CONTAINING 2.8 ACRES.

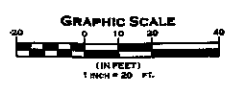
- NOTES
- SUBJECT PROPERTY ZONED: RT4.
 - SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS: FRONT - HYDRANT, SIDE STREET - 3', SIDE - NORTH & WEST 1.5', SOUTH & EAST: 3.5', CONCRETE SIDE WALK - 5', REAR - 15' (INTERIOR LOT), 10' (CORNER LOT).
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, GUESSED HOT LINE AND THE LOCAL JURISDICTION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CONTINUED TO.
 - SUBJECT PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 280275 5004 W, EFFECTIVE DATE MARCH 1, 1982.
 - PROJECT BENCHMARK - CITY OF MILWAUKEE STANDARD BENCHMARK 34, ELEVATION = 91.555.
 - SITE BENCHMARK - WEST FLANGE BOLT OF HYDRANT AT THE NORTHEAST CORNER OF N BREMEN ST AND E CONCORDIA AVE, ELEVATION = 91.06.
 - ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MILWAUKEE AND ARE AT CITY OF MILWAUKEE DATUM.

LEGEND

	DISTRICT BOUNDARY		POWER POLE
	UNDERGROUND GAS SERVICE		GUY POLE
	UNDERGROUND ELECTRIC SERVICE		CONCRETE LIGHT POLE
	OVERHEAD UTILITY LINES		METAL LIGHT POLE
	EDGE OF BUSHES		GAS VALVE
	HYDRANT		WATER VALVE
	WATER VALVE		MONITORING WELL
	MONITORING WELL		METAL SIGN
	METAL SIGN		WOOD SIGN
	WOOD SIGN		



NO.	DESCRIPTION	REVISIONS	DATE



MEASUREMENTS & NOTLINE
 TOLL FREE (800) 242-9311
 MILWAUKEE AREA (414) 256-1181
 HEARING IMPAIRED TDD (800) 542-2266
 WWW.DIGITALCOLLEGE.COM

EXISTING CONDITIONS SURVEY
 FOR
RIVER WEST GREEN HOMES
 E. CONCORDIA AVE., N. WEIL ST., AND N. BREMEN ST.,
 MILWAUKEE, WISCONSIN

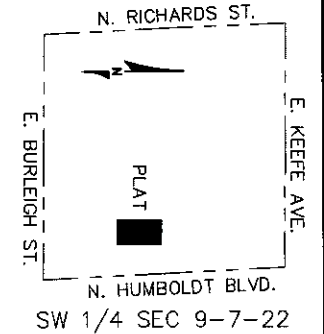
DRAWN BY: NJF	DATE: 5-15-07
CHECKED BY: MMC	DRAWING NO. 07-079-0-EC
CSE JOB NO. 07-079	SHEET 1 OF 1

**PRELIMINARY PLAT OF
RIVERWEST GREEN HOMES**

BEING A REDIVISION OF LOTS 1-6 AND 15-20 IN BLOCK 2 IN AUER AND RICHTER'S SUBDIVISION AND PART OF LOT 9 BETWEEN NORTH BREMEN STREET, EAST CONCORDIA AVENUE, AND NORTH WEIL STREET, IN THE PLAT OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, AND THE VACATED ALLEY BETWEEN LOTS 1-6 AND 15-20, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

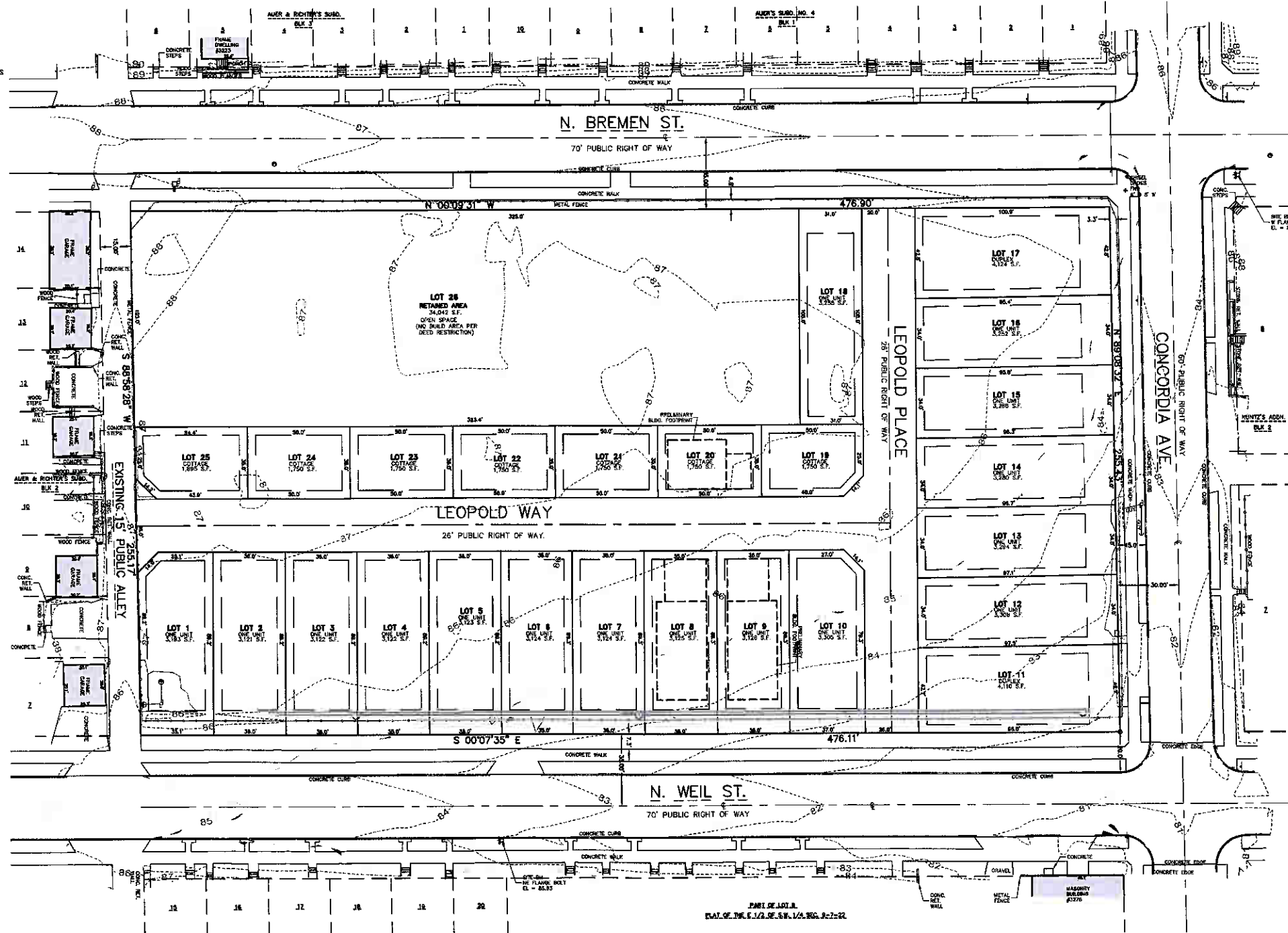
CONTAINING 121,646 SQUARE FEET OR 2.7926 ACRES

VICINITY MAP
1" = 1000'

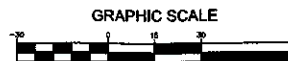


SITE AREA:
TOTAL AREA: 121,646 S.F. = 2.793 ACRES
RETAINED AREA (LOT 26): 34,049 S.F. = 0.782 ACRES
DEVELOPMENT AREA (LOTS 1-25): 71,969 S.F. = 1.643 ACRES
NEW PUBLIC RIGHT-OF-WAY: 16,635 S.F. = 0.368 ACRES

DEVELOPER:
GenCap Oak Hill, LLC
6938 N. SANTA MONICA BLVD
FOX POINT, WI 53217



CSE
CAPITOL SURVEY & ENGINEERING
11430 W BLUEMOUND ROAD, SUITE 11
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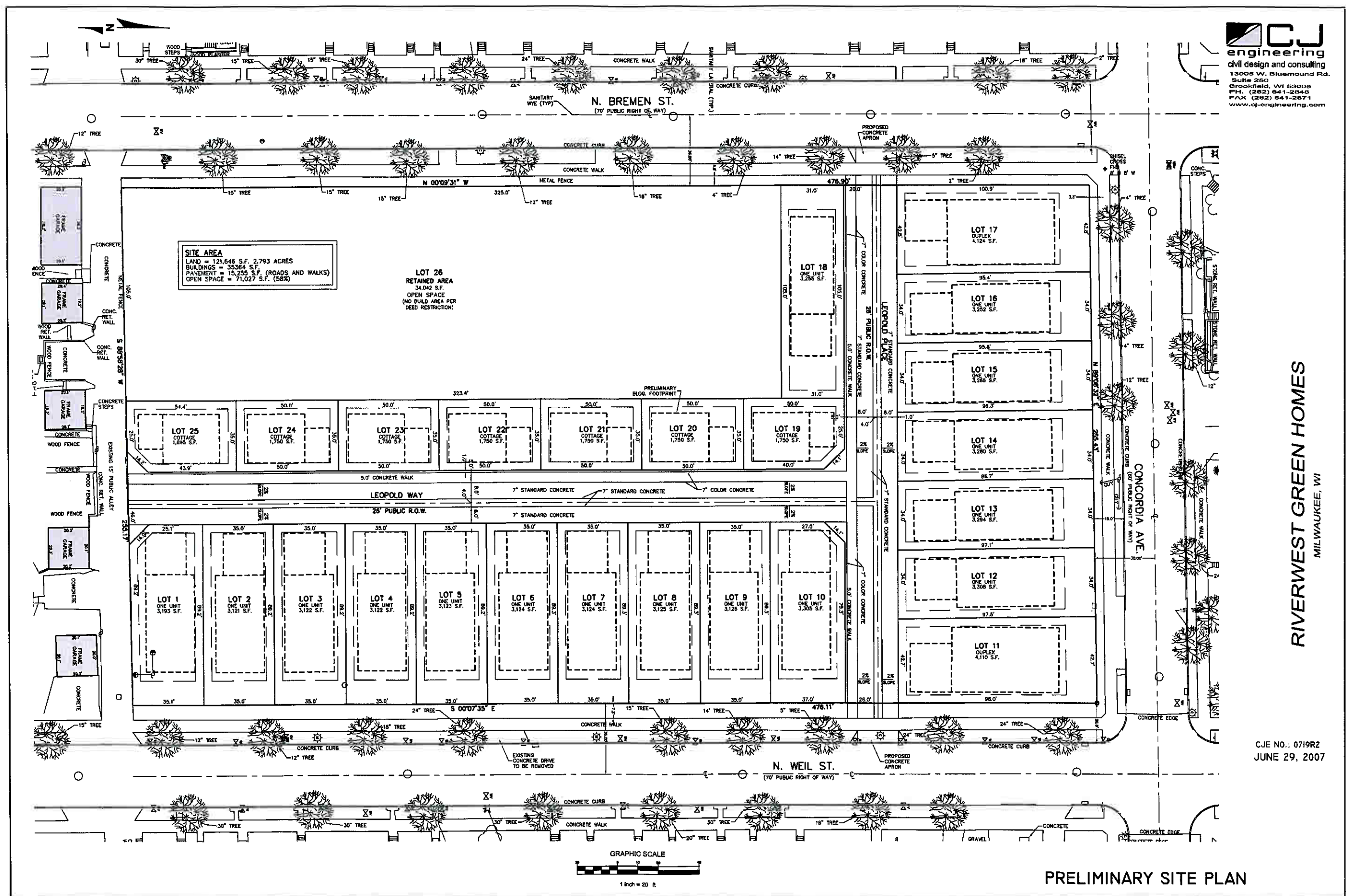


THIS INSTRUMENT DRAFTED BY DAVID H. SPANJAR, RLS S-2646

SHEET 1 OF 1

RIVERWEST GREEN HOMES
 MILWAUKEE, WI

CJE NO.: 0719R2
 JUNE 29, 2007

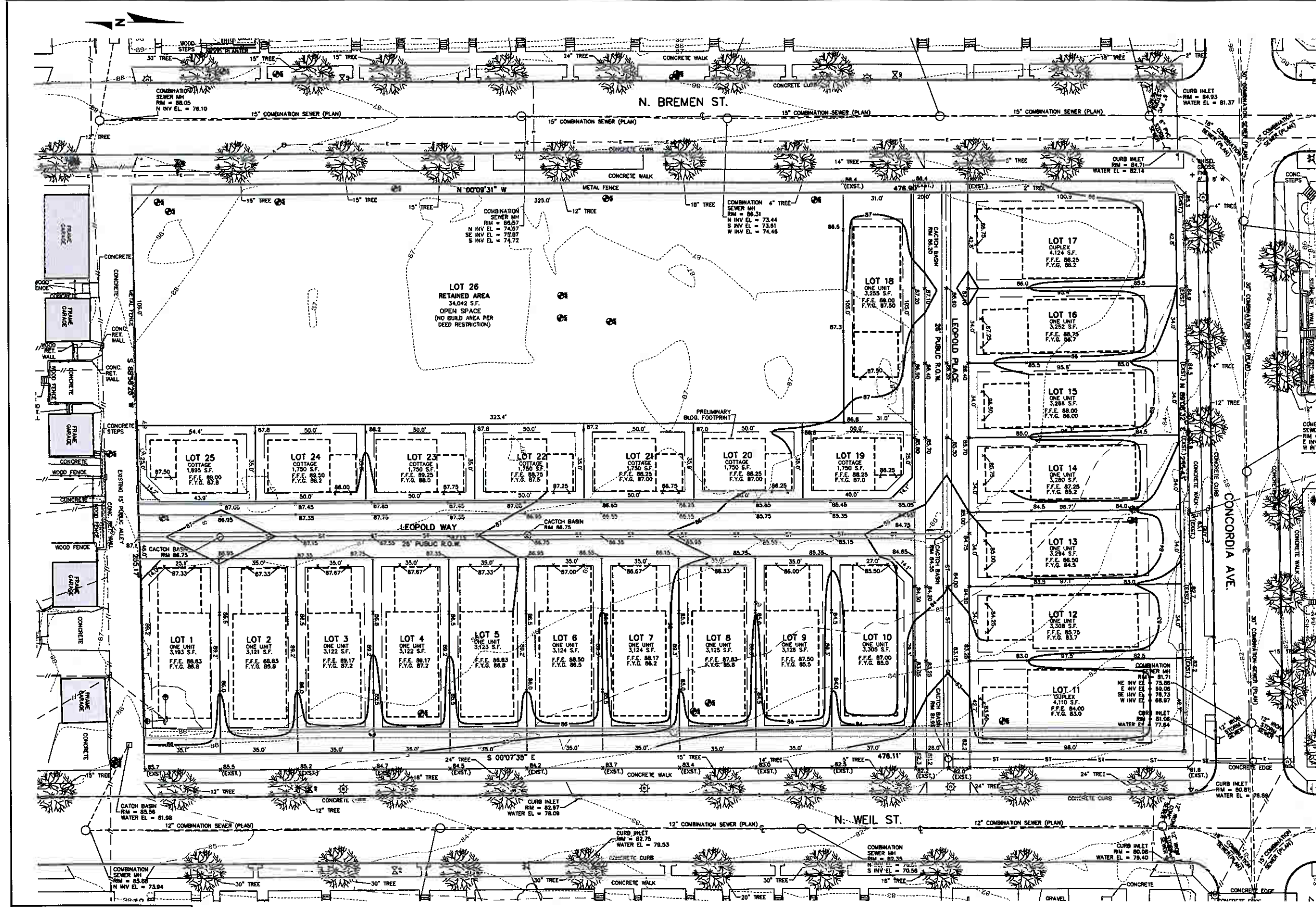


PRELIMINARY SITE PLAN

RIVERWEST GREEN HOMES
 MILWAUKEE, WI

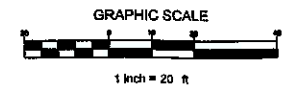
CJE NO.: 0719R2
 JUNE 29, 2007

PRELIMINARY SITE GRADING PLAN



LEGEND

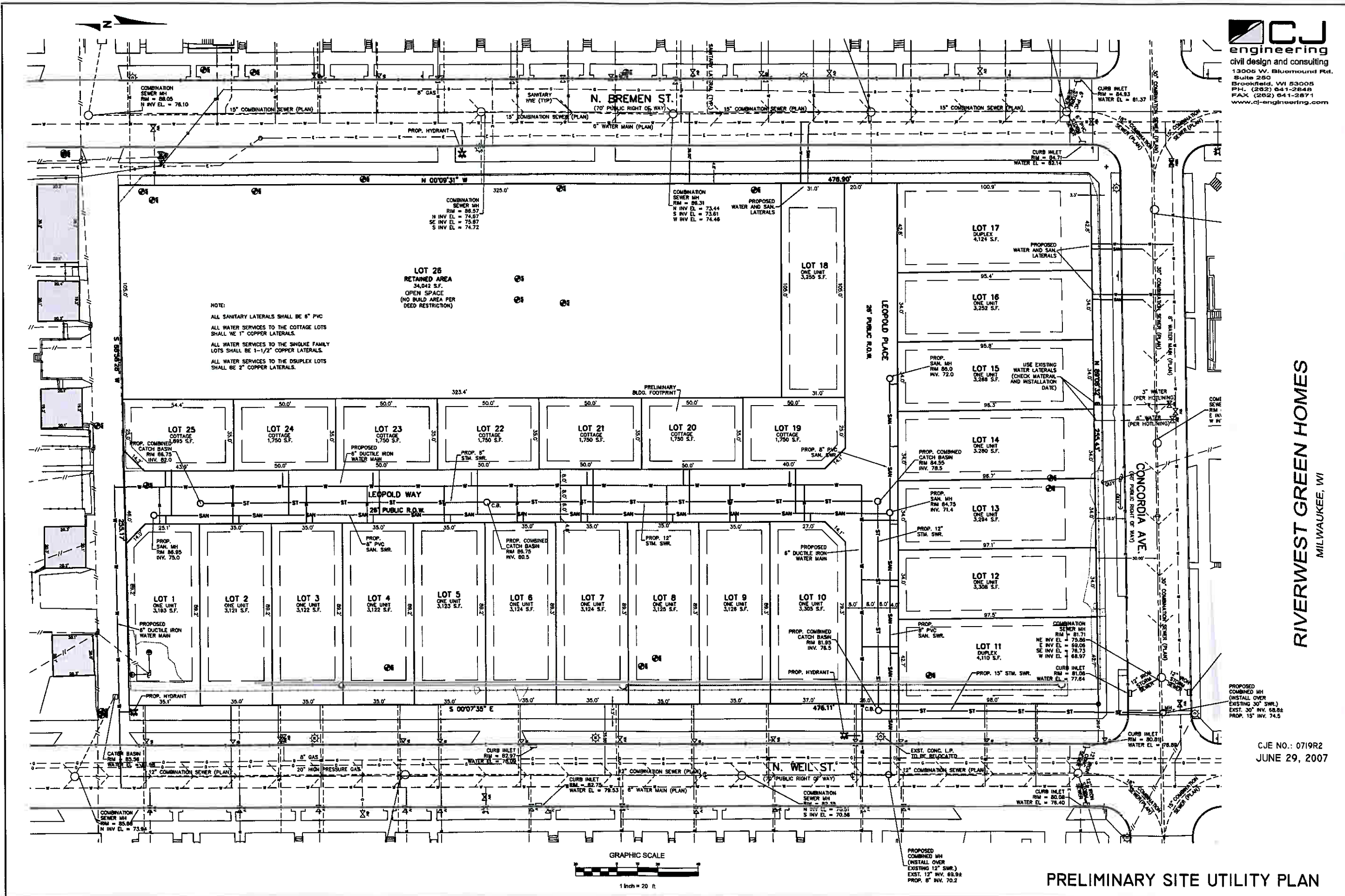
--- 887	EXISTING CONTOUR
--- 885	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER



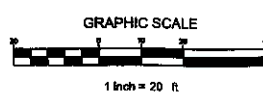
RIVERWEST GREEN HOMES
 MILWAUKEE, WI

CJE NO.: 0719R2
 JUNE 29, 2007

PRELIMINARY SITE UTILITY PLAN



NOTE:
 ALL SANITARY LATERALS SHALL BE 6" PVC
 ALL WATER SERVICES TO THE COTTAGE LOTS
 SHALL BE 1" COPPER LATERALS.
 ALL WATER SERVICES TO THE SINGLE FAMILY
 LOTS SHALL BE 1-1/2" COPPER LATERALS.
 ALL WATER SERVICES TO THE DUPLEX LOTS
 SHALL BE 2" COPPER LATERALS.



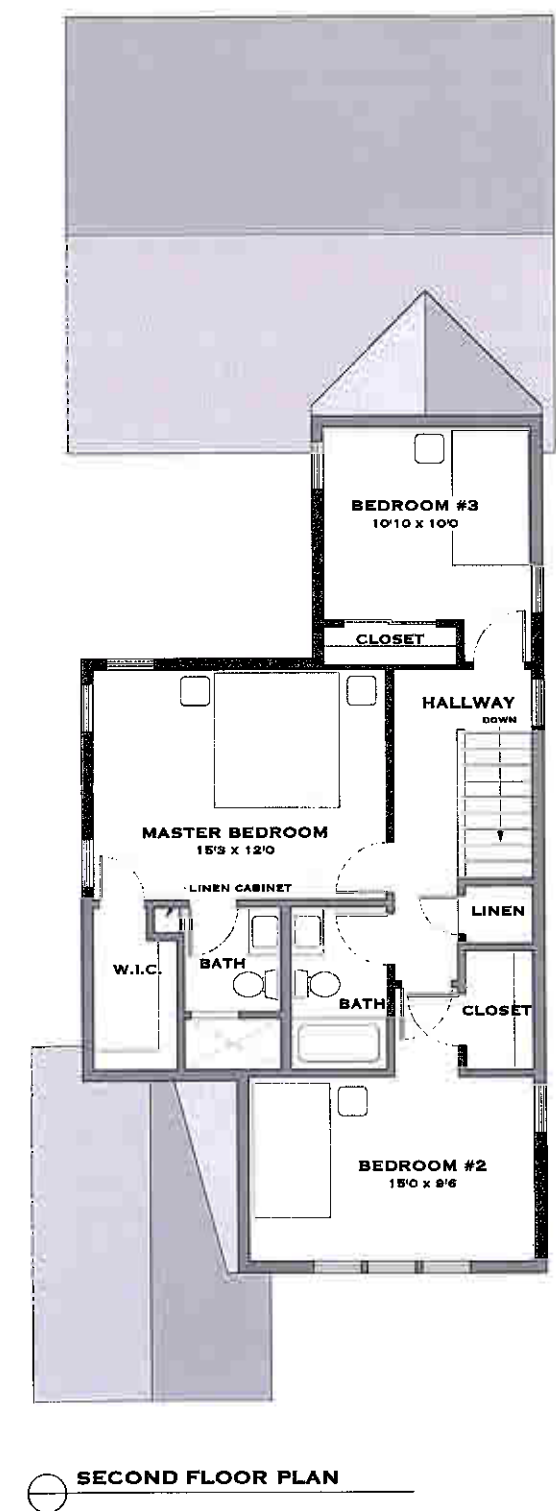
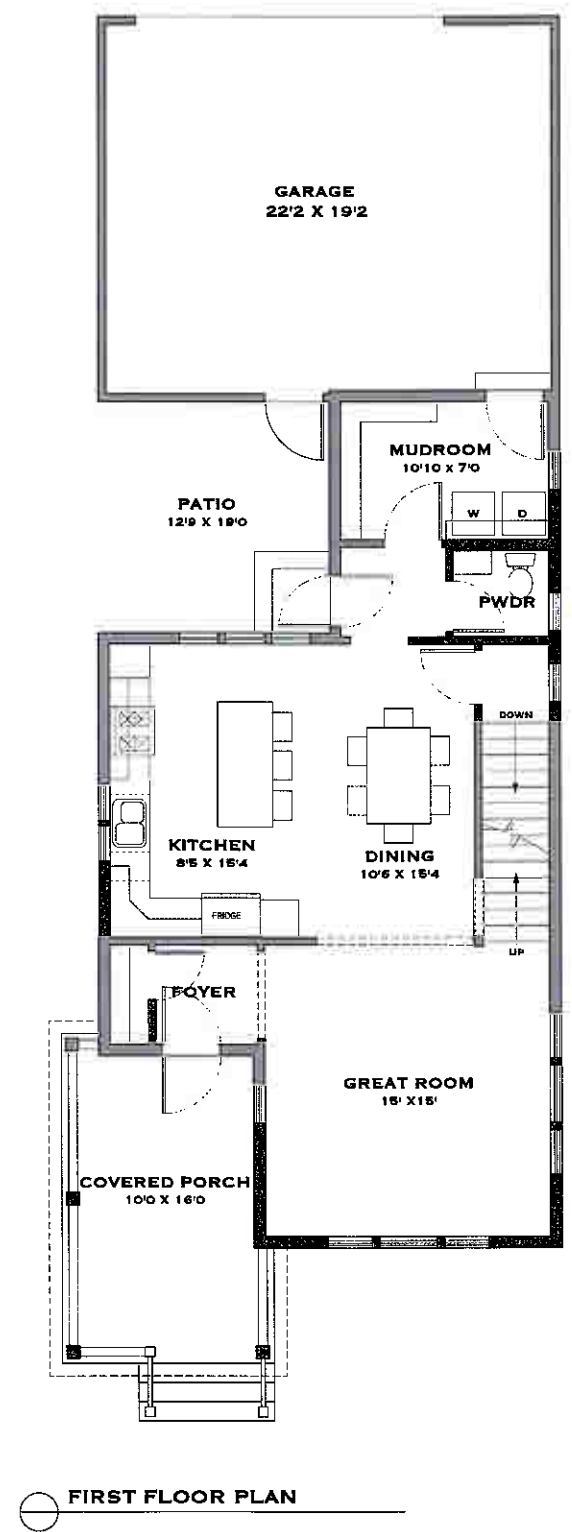
PROPOSED
 COMBINED MH
 (INSTALL OVER
 EXISTING 12" SWR.)
 EXST. 12" INV. 69.9±
 PROP. 6" INV. 70.2

Plan Index

Single-Family Plans	
The Cambridge	1,666 SF
The Hawley	1,819 SF
The Linden	1,931 SF
Duplex Plans	
The Hampton I	1,343 SF
The Hampton II	1,414 SF
Urban Cottage Plans	
The Hadley	1,072 SF
The Auer	1,328 SF

The Cambridge

single-family plan



Floor Area	1,666 SF
Ground Floor	833 SF
Second Floor	833 SF

Bedrooms 3
 Baths 2.5

Attached 2-car garage

The Cambridge is the smallest single-family model in the Green Home series, but an efficient layout creates large living spaces on the ground floor. All three bedrooms are on the second floor, including a generous master bedroom with its own master bath and walk-in closet.

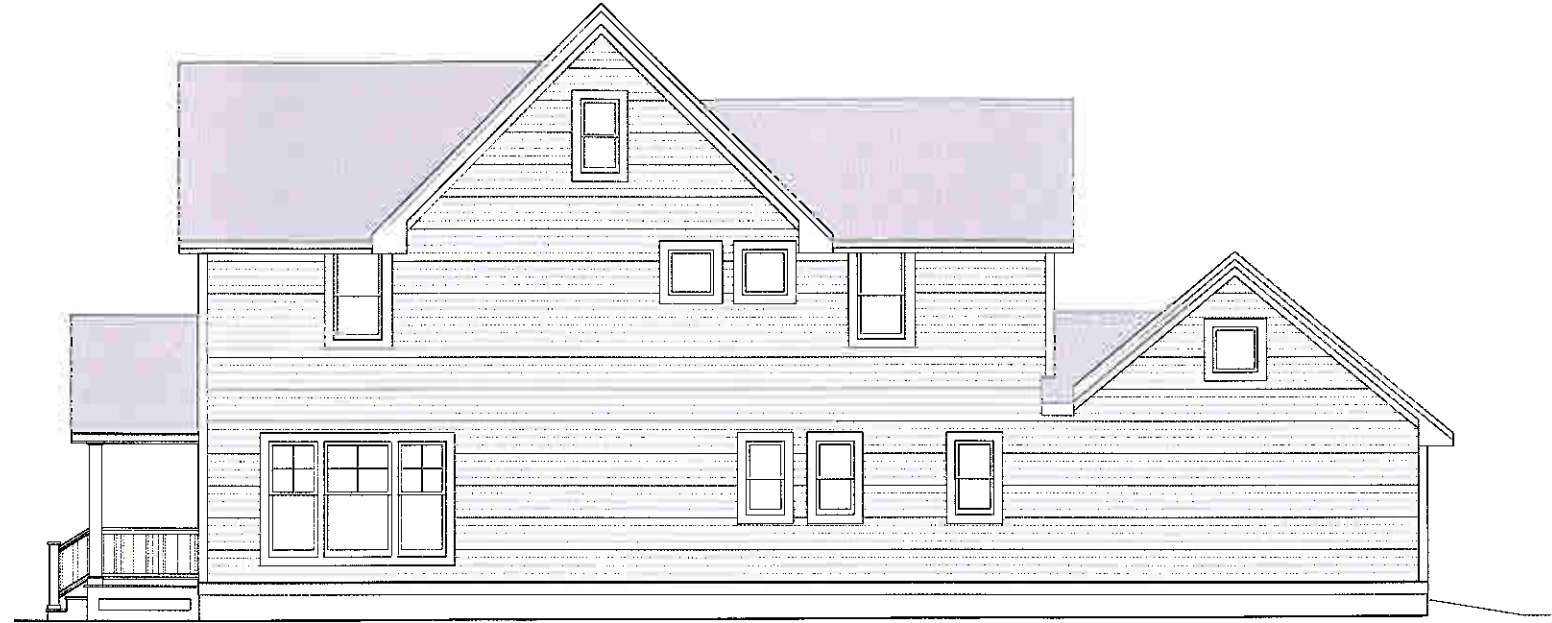
The ground floor is a continuous great room, with a kitchen/dining room combination and street facing living room. Large windows on both sides of the living room flood the room with light. A mud room/powder room connects the primary building mass to the attached two-car garage, creating a cloistered patio space.

The Cambridge includes a large 10' x 16' signature front porch as a transition from public street to private realm.

The Cambridge
single-family plan



○ FRONT ELEVATION



○ SIDE ELEVATION



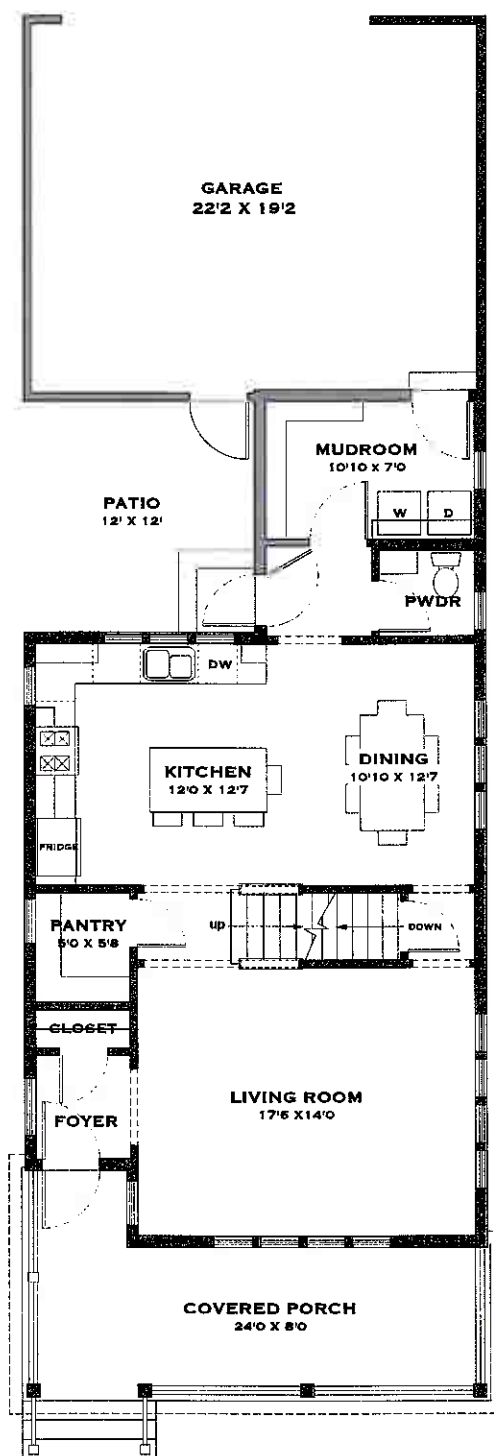
○ SIDE ELEVATION



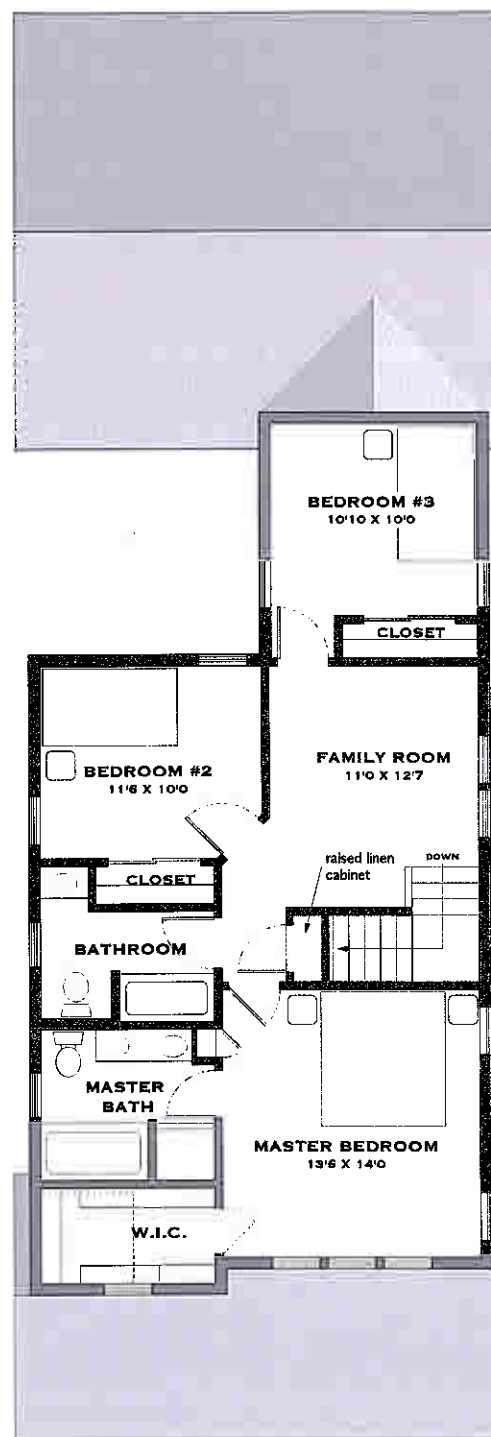
○ REAR ELEVATION

The Hawley

single-family plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Floor Area	1,819 SF
Ground Floor	892 SF
Second Floor	927 SF

Bedrooms 3

Baths 2.5

Attached 2-car garage

The Hawley is a larger version of the Cambridge, offering an additional family room on the second floor. This plan has three bedrooms on the second floor, including a master bedroom suite with five fixture bath and large walk-in closet. The family room is designed as a small private alcove at the top of the stair landing, offering a convenient area for a home office.

Similar to the Cambridge, the ground floor is a continuous great room, with a kitchen/dining room combination and street facing living room.

The signature element of the Hawley is the large front porch, which spans the entire width of the house on the street side.

The Hawley
single-family plan



○ FRONT ELEVATION



○ SIDE ELEVATION



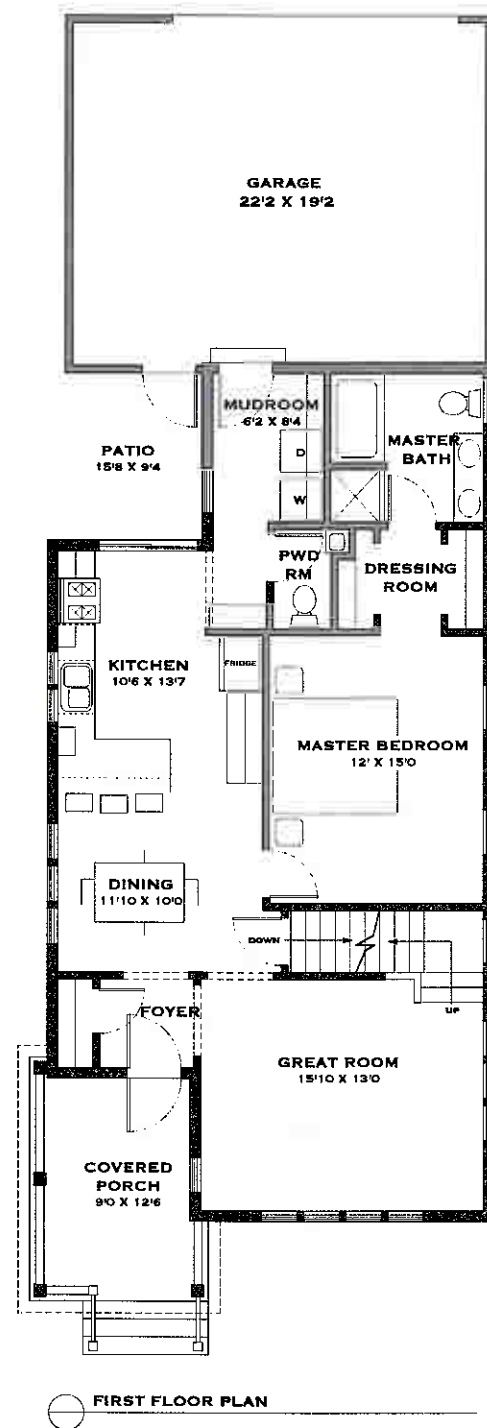
○ SIDE ELEVATION



○ REAR ELEVATION

The Linden

single-family plan



Floor Area	1,931 SF
Ground Floor	1,046 SF
Second Floor	885 SF

Bedrooms	4
Baths	2.5

Attached 2-car garage

The Linden is the largest model in the Green Home series and features a ground floor master bedroom with a five fixture master bath and dressing room. The kitchen/dining room combination is loaded to the south (or east) side of the home, offering generous light in the primary living spaces. The great room is more formally separate from the kitchen/dining areas than in other models, although large walls of windows give the great room a contemporary open feel.

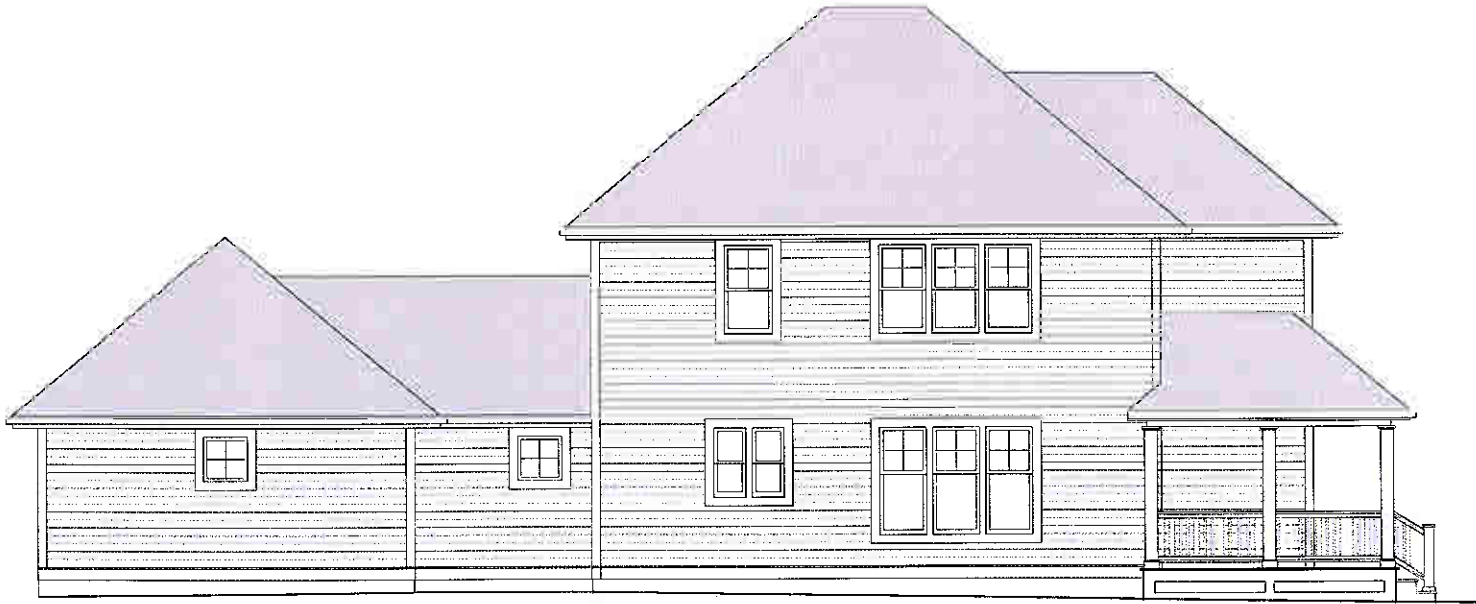
This home features three additional bedrooms upstairs, as well as a large 15' x 15' family room, offering a casual, private living space on the upper level.

The Linden includes a large 9' x 12' side-loaded front porch. Alternative front elevations offer different window and roof configurations to add variety to this unit type.

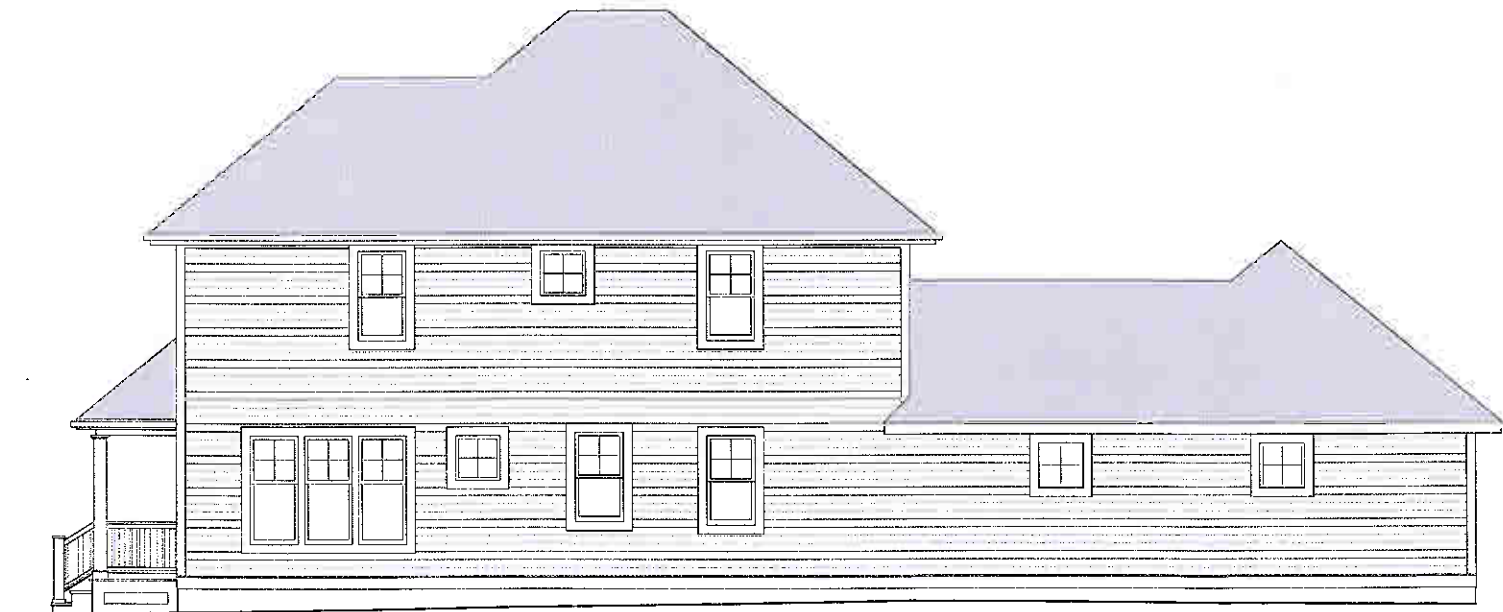
The Linden
single-family plan



○ FRONT ELEVATION



○ SIDE ELEVATION



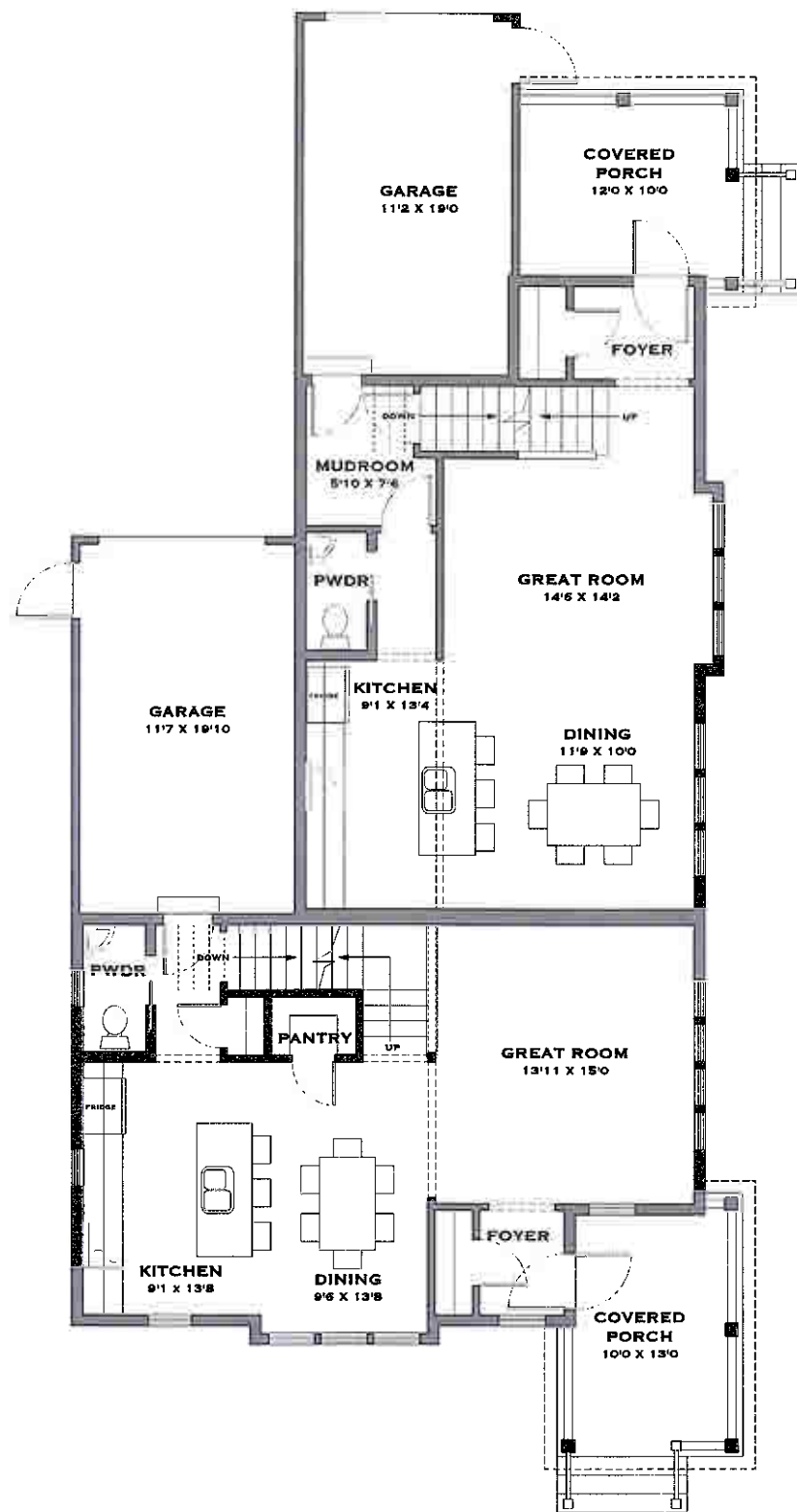
○ SIDE ELEVATION



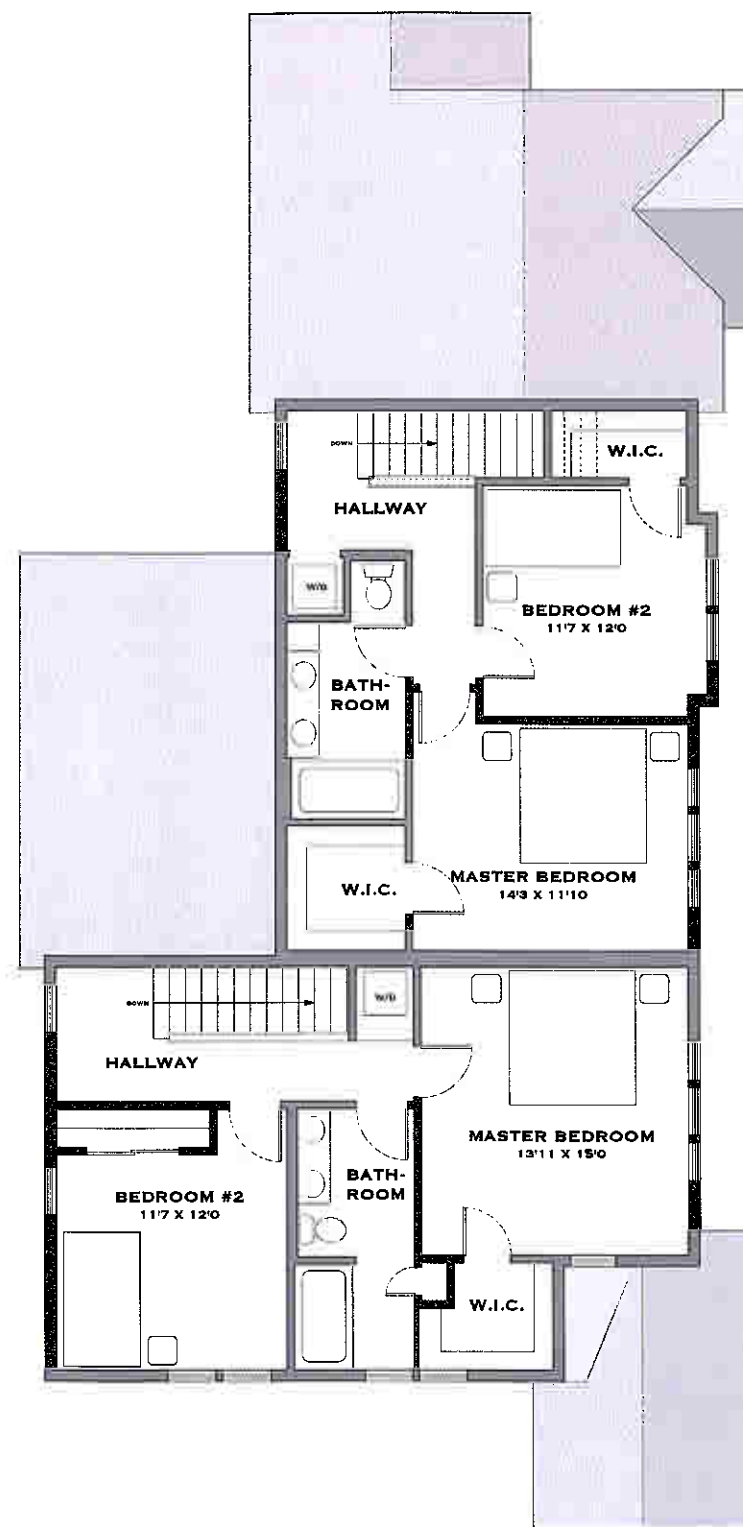
○ REAR ELEVATION

The Hampton

duplex plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Floor Area	
Unit 1	1,343 SF
Unit 2	1,414 SF
Bedrooms	2
Baths	1.5
Attached single-car garage	

The Hampton is a side-by-side duplex model used to “bookend” the corners of the project. The Hampton is designed to address two street frontages, with front porches flanking either end of the building.

Each unit in the Hampton includes a master bedroom with generous walk-in closet, shared four fixture bath and laundry tucked into the second floor hall.

The ground floor of each unit is designed for open, functional living. Both units are large enough to accommodate a full dining room table. These units are further differentiated from the cottages with their full basements for storage and mechanicals.

The Hampton

duplex plan



PRIMARY STREET ELEVATION



SIDE STREET ELEVATION



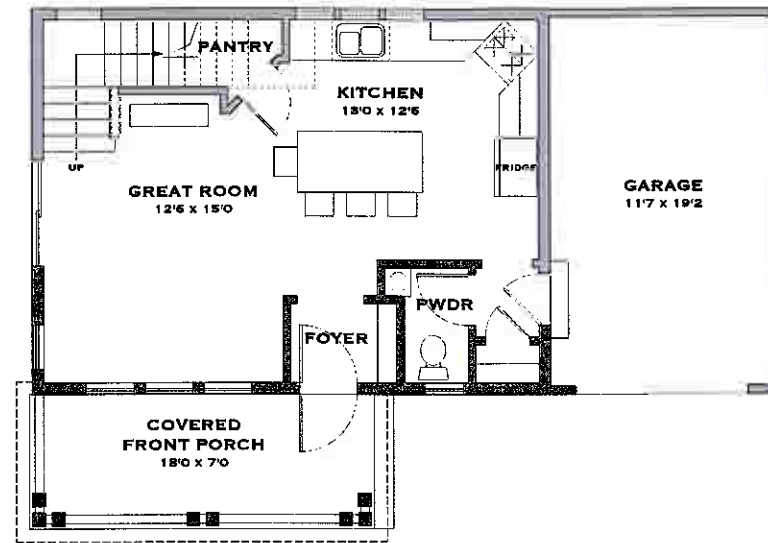
SIDE ELEVATION



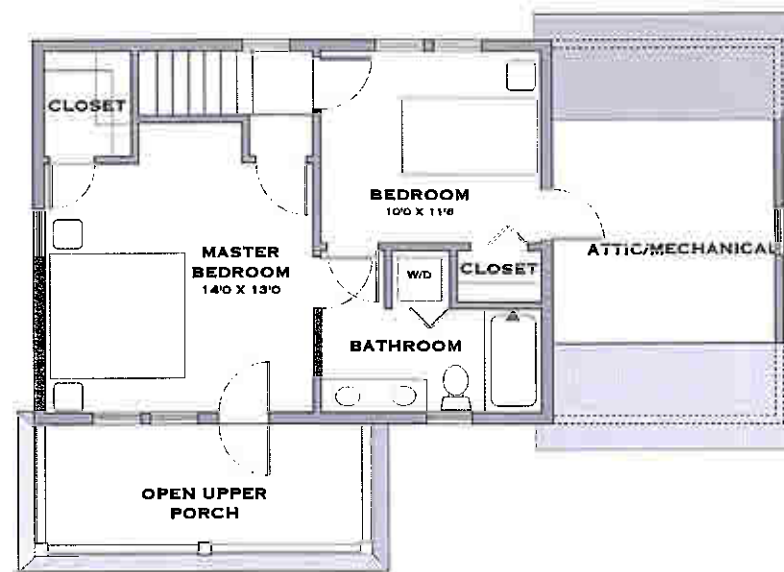
REAR ELEVATION

The Hadley

urban cottage plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Floor Area	1,072 SF
Ground Floor	536 SF
Second Floor	536 SF

Bedrooms 2

Baths 1.5

Attached 1-car garage

The Hadley is the smallest unit in the entire Green Home series with just over 1,000 square feet of living area, not including the single stall garage. While the floor area of this home is small, the floor plan is incredibly efficient, leaving no space unused. The entire lower level functions as a great room with kitchen, dining and living functions blending in a single open space.

A very functional upper level includes a master bedroom with walk-in closet, a second bedroom and shared bath. The attic/mechanical area offers abundant storage in this slab on grade micro home.

Indoor spaces spill out to the generous front porch and the master bedroom has its own balcony. This unit offers a compact floor plan for those choosing to minimize their footprint without compromising function.



○ EAST/FRONT ELEVATION



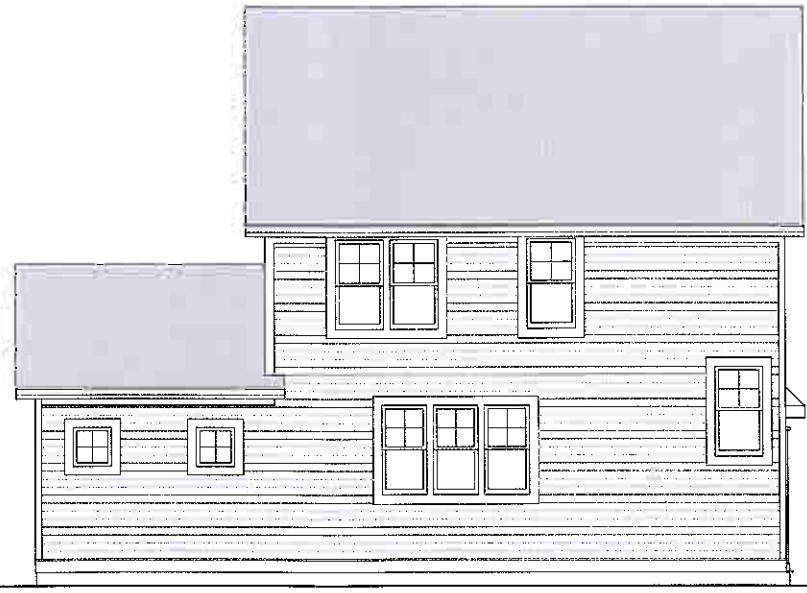
○ ALTERNATE EAST/FRONT ELEVATION #1



○ ALTERNATE FRONT ELEVATION #2



○ NORTH/SIDE ELEVATION



○ WEST/REAR ELEVATION



○ SOUTH/SIDE ELEVATION

The Auer
urban cottage plan



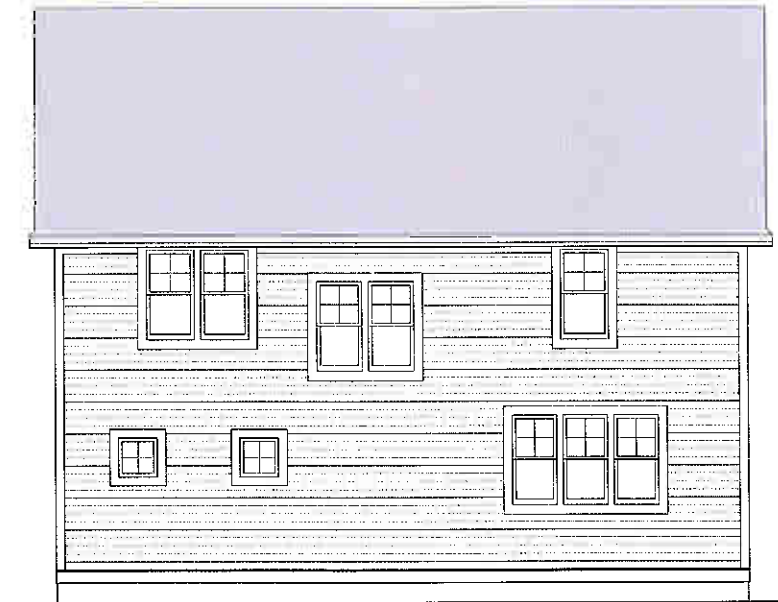
○ EAST/FRONT ELEVATION



○ SOUTH/SIDE ELEVATION



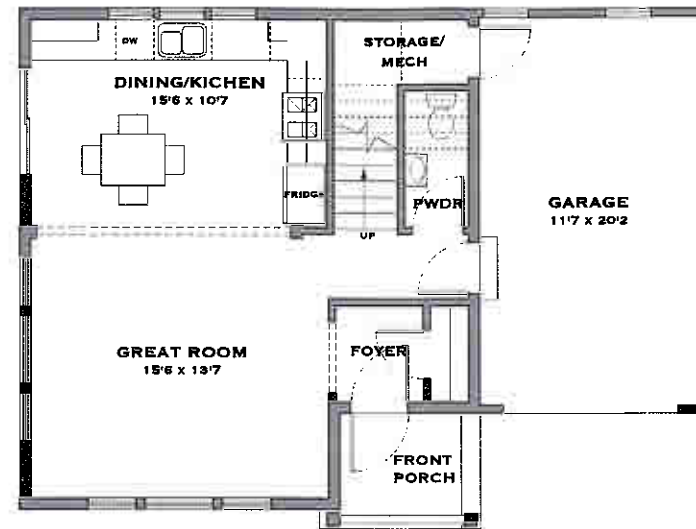
○ NORTH/SIDE ELEVATION



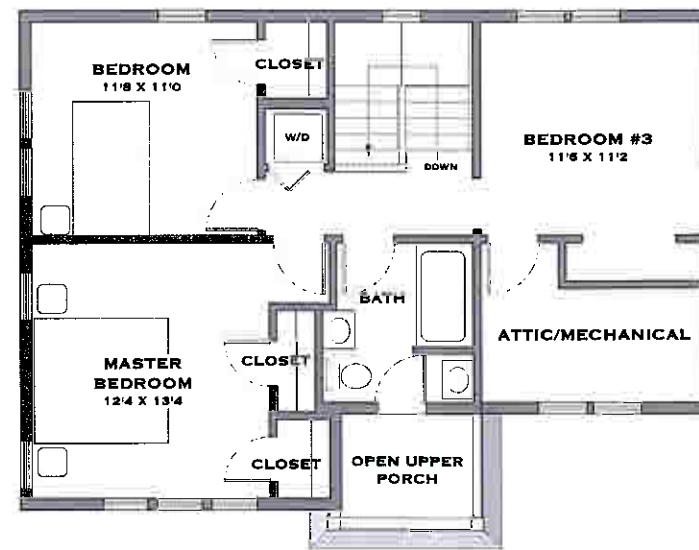
○ WEST/REAR ELEVATION

The Auer

urban cottage plan



○ FIRST FLOOR PLAN



○ SECOND FLOOR PLAN

Floor Area	1,328 SF
Ground Floor	582 SF
Second Floor	746 SF

Bedrooms 3

Baths 1.5

Attached single-car garage

The Auer is the larger of the two urban cottage models, with three bedrooms on the second floor. The great room is oriented toward the south side of the home, creating a bright open floor plan. The great room in the Auer is simple: an L-shaped kitchen on the west side of the floorplan, framing an open great room. This layout offers maximum flexibility on the ground floor.

The upper level consists of a master bedroom with double closets and two additional bedrooms. Similar to the Hadley, an attic/mechanical room offers additional storage. A special feature of the Auer is a small balcony over the front porch, offering a perch above Leopold Way.

Streetscape



CONCORDIA AVENUE ELEVATION

These streetscapes illustrate how our project could look, given the variety of plan and elevation options offered to potential buyers. While window sets would stay the same for each unit type, we intend to vary roof forms to create variety and interest in the street. The result is a neighborhood that seamlessly blends with the surrounding context.



WEIL STREET ELEVATION